
The
Glencannon
Newsletter



Visit our web site: www.glencannonhomes.org

March 2014



**Assistant Pool Manager and
Lifeguards wanted for the
upcoming season.
Call the office for details!**

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**GLENCANNON
BOARD OF DIRECTORS**

**Terry Creighan, President
Shawn Beard, Vice President**

John Ackerman

Jim Byer

Sheila Christopher

Richard Flood

Ed Frohnafel, Jr.

Rita Manolas

Tony Sacco

Phone: (724) 745-4911

e-mail: glencannon15317@yahoo.com



Glencannon

Resource Page

Babysitters

Breanna McDade	328-1731
Krystina Litton	746-6747
Mary Lloyd	745-5988
Ruth Ann Heinen	554-3661
Ashley Lucot	746-2730
Sarah Ackerman	745-3989
Kaylyn Kusluch	746-8649
Janine Dolanch	531-0095
Fran Toma	413-5738

Teen Yard Work

Patrick Bonner	746-0249
Tyler Oravetz	412-980-4389
Cody Kusluch	678-5640

Dog Walking

Bethany Henderson	746-4087
Janine Dolanch	531-0095
Natalie Ackerman	745-3989
Ethan Hopf	746-8655
Tyler Oravetz	412-980-4389

If you would like to add your name to any of the above lists, just call the association at 724-745-4911

Canon McMillan School District

Administrative Building	746-2940
Borland Manor Elementary	745-2700
N. Strabane Intermediate	873-5252
Canon McMillan H.S.	745-1400
Transportation Department	745-1502
St. Patrick Catholic School	745-7977
Canon McMillan M.S.	745-9030

North Strabane Twp. Municipal

Animal Control	746-4344
Police/Fire/Ambulance	911
Township Office	745-8880
Police Administration	746-8474

Utilities

West Penn Power	800-686-0021
<i>To report outages</i>	<i>800-544-4877</i>
PA American Water	800-474-7292
Equitable Gas	412-395-3050
Verizon	800-660-2215
Comcast Cable	724-745-4734
Gas Leaks	800-253-3928
PA-1 Call	800-242-1776
Allied Waste Services	412-429-2600

Glencannon Homes Association

P.O. Box 831 ♦ McMurray, PA 15317 ♦ 724-745-4911

glencannon15317@yahoo.com

glencannon15317@yahoo.com



www.glencannonhomes.org

A.C.C. Approval

Any Resident planning to change the exterior of their property must obtain approval from the A.C.C. Chairman. North Strabane Township will not issue a building permit to any resident of Glencannon unless they have this approval from the association. Approval must be obtained for decks, doors, windows, sidewalks, patios, sheds, painting, etc.

A \$50 fine may be assessed for failure to submit the ACC form with proper approval.

A copy of the ACC form is available from the association secretary, in most newsletters or online at:

[www. Glencannonhomes.org/accrequestform.pdf](http://www.Glencannonhomes.org/accrequestform.pdf)

Payment Reminders!

Your monthly association dues of \$43 should be sent to:

**GLENCANNON HOMES ASSOCIATION
P.O. Box 831,
McMurray, PA 15317**

If you are unsure about your current balance, please give us a call at 724-745-4911 and we will be happy to let you know.

**Please include your lot number
with your payment!**

Contacting Glencannon

To better serve our community members, we have set the following phone hours when you can be assured that your calls and emails will be answered in a timely manner. (if there is no answer during these hours, PLEASE leave a message as we are most likely on another call.)

Glencannon Phone Hours

Mondays	10:00 a.m. - 3:00 p.m.
Tuesdays	10:00 a.m. - 3:00 p.m.
Wednesdays	2:00 p.m. - 6:00 p.m.
Thursdays	2:00 p.m. - 6:00 p.m.

You may reach the Association by phone at (724) 745-4911 or by email at glencannon15317@yahoo.com

Selling Your Property?

If you are planning to sell your property, please contact the Association Secretary once you have accepted an offer and a tentative closing date has been determined. the Secretary will then prepare the Resale Certificate Package.

As a reminder, under Act 180, the association has 10 days to provide the resale certificate and other items to the seller. Please notify the Association Secretary as soon as possible so that a resale certificate can be prepared.

The fee for a resale packet is \$75.

Attorney Fee Policy

Residents who fail to pay the monthly \$43 assessment for five months or more can expect an official warning letter from Glencannon Homes Association. Failure to respond will result in a letter from the Glencannon Attorney and a \$100 letter drafting fee will be added to the amount owed. Homeowners that force the Attorney file a lien on their property (for lack of payment) will also have those fees added to their account.



Glencannon Community News

Next Board Meeting

March 11, 2014 at 7:30 pm North Strabane Fire Station
(2550 Washington Road, Canonsburg, PA 15317).

Annual Meeting

Three board seats will expire in March, 2014, a Single Family Home position, a Townhouse position and an Open position.

This year, we have three candidates running unopposed (listed on this page).

We have printed the official ballot in the newsletter instead of mailing them to every resident. *(This will result in a cost savings of over \$300 in postage and printing expenses).*

If you would like to cast a vote for the unopposed candidates, you may still do so.

Simply contact the Association at
724-745-4911 or

glencannon15317@yahoo.com to request an official ballot envelope. Ballots must be returned in an official ballot envelope to be considered valid. You may also pick up an official ballot envelope at either the March 11th regular meeting or the annual meeting.

The Annual Meeting will be March 18, 2014 at 8:00 pm at the North Strabane Fire Station.

All residents are invited to attend!

Residents are reminded that trespassing on the frozen pond is STRICTLY PROHIBITED and violators will be prosecuted.

Notice:

Vehicles without current registration stickers are **not** permitted to be parked in Glencannon commons parking pads. In addition, vehicles parked in commons parking for long periods of time will be researched for resident ownership.

These vehicles will be towed at the owners expense.

GLENCANNON HOMES ASSOCIATION OFFICIAL BALLOT

Each household in good standing is eligible to vote for one candidate from each category for the Board of Directors Annual meeting on
March 18, 2014

SINGLE FAMILY HOME POSITION (Unopposed)

TONY SACCO

TOWNHOUSE POSITION (Unopposed)

SHEILA CHRISTOPHER

OPEN POSITION (Unopposed)

ED FROHNAPFEL, JR.

THIS BALLOT **MUST** ACCOMPANY THE
OFFICIAL ENVELOPE TO BE COUNTED

(available upon request)

Dog Laws

Please remember that Pennsylvania and the township of North Strabane have laws pertaining to DOGS.

Pennsylvania State Law: All dogs must be under control and may not be allowed to run at large. Dogs are personal property and owners are responsible for damages caused by their dogs. This means that when your dog is not on your property, it must be under direct control of you or a handler. The best way to control your dog is with a leash.

North Strabane Township Ordinance: It shall be unlawful for the owner of any dog or dogs to allow or permit such dog or dogs to run at large in the township of North Strabane.

*We ask that all residents please leash your dog and clean up after them.
Thank you for your cooperation.*

Reminder!

Glencannon ACC regulations require that GARBAGE CONTAINERS are to be stored indoors or inconspicuously outdoors (**not in front of your residence**). Garbage containers should be placed in front of your residence **no earlier than 5:00 p.m. the night before collection day**, and should be removed the next day.

Thank you!

Been a while since you shopped around for car insurance?

Allstate Insurance just had a rate DECREASE.

Plus, with accident forgiveness and deductibe rewards you could be getting a better deal than you ever thought possible.

Contact your local Allstate agent today to make sure you are getting the service and discounts that you deserve.



Brian Fisher - Exclusive Allstate Agent

With two convenient locations to better serve you:

148 West Pike Street
Canonsburg, PA 15317
724-746-4470

1130 Perry Highway
Pittsburgh, PA 15237
412-366-9480

Advertise in the Glencannon Newsletter!

Ad Size	Ad Fee	Typing Fee
Full page	\$60	\$6
Half page	\$45	\$5
Quarter page	\$30	\$4
Business Card	\$17	\$ —
Line ads		\$.40 / word

Discounts apply when
consecutive ads are placed

- 2 free ads when you purchase 10
- 1 free ad when you purchase 5
- 1 half-price add when you purchase 3

Deadline for all ads (except full-page ads)
is the 15th of each month. Full-page ads
are due by the 20th of each month.

Web site ads are available at an introductory
rate, \$75.00 (for 1 year, on the home page.)
\$95.00 (for 1 year, on all pages.)

Electronics Disposal

**Due to a new PA electronics recycling law,
Electronics can not be disposed to municipal
waste. This includes computers, TV's and any
components of these devices.**

**For more information on Electronic Disposal and
Recycling sites, visit the Washington County
Planning Commission Website at:
www.depweb.state.pa.us.**

Most Goodwill stores will accept Computers and
electronics however, they recently discontinued
accepting televisions.

Pool Manager Wanted

Glencannon Homes Association is hiring a
Pool Manager for the 2014 season.

Interested applicants are required to have a
certified pool operator certificate, a PA category
24 chemical certification, experience managing a
class C semi-public pool and experience
diagnosing and treating water balance.

Send resume and letter of inquiry to:
**P.O. Box 831
McMurray, PA 15317**

January 2014 Financial Report

General Fund Revenue

Association Fees	\$22,360
Resale Packets	\$75
Late Fees	\$1,205
Rec. Center Rental	\$0
Pool Passes	\$0
Newsletter	\$
Other	\$ 1
Total	\$23,641

General Fund Expenditures

Rec. Center	\$190
Commons	\$451
Grounds	\$2,957
Trash	\$3,960
Legal	\$446
Administrative	\$3,178
Total	\$11,182

General Operating Fund:

Beginning Balance	\$59,952
Deposits/Revenue +	\$23,641
Expenditures -	\$11,182
Transfers +/-	\$500
Change in Working Capital	\$4,031
Ending Balance	\$75,942
Operating Fund Accounts	
Checking	\$47,506
Money Market	\$28,436
Total	\$75,942

Reserve Investment Accounts

CD's	\$44,039
PNC Advisors	\$368,003
Total	\$412,042

The total lawsuit cost to date:

(over the last 3 years) **\$344,033**

Paid to date: **\$257,905**

Remaining balance owed:

\$86,128 (this amount is most of the June trial bill)



Judi Agostinelli, Associate Broker, ABR, CRS, GRI
724-941-8680 ext 217
Cell 412-997-3969
RealtorJAA@aol.com
Web Site JudiAgostinelli.Realtor.com

ALL AGENTS ARE NOT CREATED EQUAL

- **Ranked #1 among CENTURY 21 Agents** in Pennsylvania for units SOLD
- **Ranked #2 among CENTURY 21 Agents** in the State of Pennsylvania
- **Ranked #86 among CENTURY 21 Agents** in the Unites States (The top .16% of Agents)
- **Recipient of the CENTURY 21 Centurian Award and the CENTURY 21 Double Centurian Award** (Level reached by .25% of agents)
- **Life Member of the Centurian Honors Society** (2.09% of agents to have ever reached this level)
- **CENTURY 21 Quality Service Award** Recipient
- Washington-Greene Association of Realtors **Circle of Excellence Member Diamond Award Recipient**
- 2010-2013 **Five Start Real Estate Agent Award** (Less than 7% of real estate agents in this area receive the award)
- **Associate Broker** (licensed in 2006 and a licensed Realtor since 1992)
- **Certified Residential Specialist** (CRS designation - comprises of only 3% of Realtors)
- **Accredited Buyer Representative** (ABR designation)
- **Graduate of the Real Estate Institute** (GRI designation)
- California University of Pennsylvania, **Bachelor of Science** 1983
- **Epsilon P Tau** (Honor Society for Professionals in Technology)

There are many qualities and skills that go into being a successful real estate agent: integrity, in-depth community and market knowledge, marketing savvy, effective negotiation skills and a high quality professional network, all of which are hallmarks of how I work.

*That said, in my experience as a Washington and Allegheny County Real Estate Professional, I've also found that providing the very best service is essentially about **putting my client first**. This means keeping myself accessible, being a good listener as well as a good communicator, and responding quickly to the needs of my clients.*

*This "**client first**" philosophy has always been my approach and it requires me to continually improve my skills and ways of doing business. In addition, I've found that the latest technologies are enabling me to do everything I've always done, only much more quickly and efficiently. They've also helped me to extend the range of services I provide to my clients.*

**Glencannon Homes Association
Executive Board Meeting
February 4, 2014**

Board members present: Terry Creighan - President, Shawn Beard – Vice President, Tony Sacco, Ed Frohnaphel, Jr., Rick Flood, Rita Manolas and Jim Byer. John Ackerman, not present and excused.

Mr. Creighan called the meeting to order at 7:30pm

Mr. Creighan opened the discussion asking for a status on the annual statements. Mrs. Spicer stated that all statements will be sent by 2/10/2014.

The A/R Report, Budget Consumption, Monthly Check Register and the Upcoming bills were distributed to the board and discussed. The board will vote on the financials at the February 11, 2014 regular meeting.

Mr. Beard discussed oil and gas rights within the community and a particular company who wants to do seismic testing. He presented research he has done with surrounding communities in response to several homeowner associations being contacted in the past year. Discussion ensued regarding who actually owns the rights. Nothing will be done with seismic testing at this time. Mr. Beard will serve as liaison on the joint mineral rights committee with the other home owner associations.

Mr. Creighan discussed the ice removal and snow removal in the community by O'Brien Landscaping. There tends to be ice that builds up on the sidewalk by the pool parking lot. The board discussed the idea of posting to warn residents who are walking in that area to be aware of possible ice.

The board also discussed that the Landscaping contract will need to be signed within the next month.

Mr. Creighan stated that applications are being accepted for anyone interested in the pool manager position. The board discussed posting an ad in the local paper as well.

Mr. Creighan said that a new refrigerator will be purchased for the pool.

ACC

The board discussed that there are no outstanding ACC requests. There are a few abandoned cars in the

community, the owners will be determined and notified to remove.

New Business

The board discussed a letter submitted by a resident and her questions regarding the status of the lawsuit, the plan for the future of the pond and the past community pond vote. The answers were discussed and the board agreed that the attorney will be consulted with the results due to the pending lawsuit and the results will be voted on. The resident will be provided the answers in detail.

Mr. Byer discussed with the board the community committees. Clarification on the specific required committees was discussed. Further discussion included how to reach out to the community and if there are any limitations on committee members.

Mr. Frohnaphel, Jr. made a motion to adjourn and Mr. Flood seconded at 9:00pm.

Respectfully submitted by Kim Spicer

**Glencannon Homes Association
Regular Board Meeting
February 11, 2014**

Board members present: Terry Creighan - President, Shawn Beard – Vice President, Tony Sacco, Ed Frohnaphel, Jr., Rick Flood, Rita Manolas, Jim Byer and John Ackerman.

Mr. Creighan called the meeting to order at 7:30 pm.

The board discussed the A/R report, budget consumption, monthly check register and the upcoming bills which were distributed at the executive meeting on 2/4/2014. Mr. Flood made a motion to approve and Mr. Byer seconded the motion. Vote: Mr. Creighan, yes, Mr. Beard, yes, Mr. Sacco, yes, Mr. Frohnaphel Jr., yes, Ms. Manolas, yes and Mr. Ackerman, abstain.

Rec

The board discussed the pool manager position and that it is being advertised in the Observer Reporter. Mrs. Spicer stated that the ad will start on Thursday 2/13 and will run for 7 days.

Commons

Mr. Ackerman stated that he contacted O'Brien landscaping and they continue to remove ice and snow as needed in the community.

The board discussed their contract. Mr. Creighan stated that he will be sending out a copy of their contract with changes and requesting feedback. The final draft will be signed by 2/28/2014

Mr. Sacco stated that there is nothing in the current court appeals that would have any impact by having a community revote on the future of the pond. Mr. Sacco made a motion to that effect. The motion failed for lack of a second.

The board discussed that more information is necessary in order to consider another vote due to changing variables over the last few years. The cost of dredging and recommendations from the DEP is necessary to move forward. Mr. Creighan stated that he will be the contact person with the DEP for all information in this process.

Old Business

The board discussed pursuing the abandoned cars in the community. The falling cluster box on Meadowview was also discussed. Ms. Manolas and Mr. Creighan discussed the option of removing the box because it not used. Mrs. Spicer stated that she will call the resident who called about the box and discuss this with him.

Mr. Beard is contacting West Penn Electric to discuss two

lights that are out at the corner of Glencannon Dr. and Hunting Creek Rd. Mr. Beard will also be contacting North Strabane for a copy of the engineering maps in order to know where our sewer lines are.

New Business

Mr. Creighan asked for nominations for the open board positions:

Open Townhouse position that expires in March 2014. Ms. Manolas nominated Ms. Sheila Christopher, Mr. Beard seconded. Board vote: all yes. Ms. Manolas also nominated Ms. Christopher for the same position once it expires next month. Mr. Beard seconded the nomination.

Open Position:

Mr. Flood nominated Mr. Frohnaphel, Jr., Mr. Beard seconded.

Open Single Family Home Position:

Ms. Manolas nominated Mr. Sacco, Mr. Byer seconded.

Mr. Frohnaphel, Jr. made a motion to adjourn and Mr. Flood seconded at 8:10pm.

Respectfully submitted by Kim Spicer

McMurray Cooling and Heating Canonsburg, PA 15317 724-743-4448

"We thank McMurray Cooling and Heating for their excellent professional service over the years in all kinds of weather. They service our home in Glencannon and our small business nearby. This is a good company that takes pride in what they do. This is why we recommend McMurray Cooling and Heating to our friends should this need arise."

Glencannon Resident

Due to space constraints, the ACC form could not be published in this newsletter. It can be obtained by logging on to www.glencannonhomes.org or by calling the office.

The Canon-McMillan School District will have ONLINE Kindergarten Registration from March 1 through

March 31, 2014 for the 2014-2015 school year. Please contact your child's school to request a Secure ID Code in order to access the registration. If you do not have a computer, please contact your child's school for assistance with registration.

Privileged to help.



John Skariot, Agent
4050 Washington Road
McMurray, PA 15317
Bus: 724-941-4130
john.skariot.buuz@statefarm.com

We're honored to serve this community for 30 years.

My staff and I look forward to many more with you. Thank you for your continued support and business. *Get to a better State®. Get State Farm.*
CALL ME TODAY.



1211031

State Farm, Bloomington, IL

TOWNHOUSE FOR SALE AT 208 PHEASANT COVE 15317
READY TO MOVE IN 724-746-8565

See us on Zillow and Craig's List Pittsburgh Real Estate

RENOVATIONS MADE SINCE WE BOUGHT THIS HOME

Complete and enlarged the kitchen with new appliances

Laminate floor

New ice maker

Powder room – new vanity and mirror

Master bath – new vanity, resurfaced bathtub and new surround

Sugar Creek E glass, tilt-in windows and sliding glass door with lifetime warranty

Light fixtures throughout the house

Bulkheads to allow all new closet doors

Attic access in upstairs hallway

Climate control exhaust fan in attic

New roof and gutters

Washer and dryer access in master bedroom closet

New electric panel to allow 220 line to closet

Garage door opener

Fence with perennial garden and swing

New air conditioner

Desk and chair for office in basement

Dryer

Newly painted basement and garage

New driveway September, 2013

All carpets cleaned and sanitized

Home warranty

We are within short walking distance to the pool, recreational facilities and the pond with benches.

Consideration given for cash or preapproved credit.

If you have a friend who is looking for a starter home or downsizing to a smaller home, please pass this on so that they might enjoy the Glencannon community neighborhood experience,

MARCH 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
				Garbage & Recycling		
9	10	11	12	13	14	15
Daylight Saving Time Begins		Board Meeting 7:30 pm North Strabane Fire Station		Garbage		
16	17	18	19	20	21	22
	St. Patrick's Day	Annual Meeting 8:00 pm North Strabane Fire Station		Spring Begins Garbage & Recycling		
23	24	25	26	27	28	29
				Garbage		
30	31					

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